

**TOWN OF SOUTHTON**  
**PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE**  
Minutes of Meeting of January 16, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, January 16, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

**Attendance:**

**Present:** Chairman Roger C. Jones, Sr., Jerry Belanger (arr. 7:12pm), Severino Bovino, David Derynoski, John Moise, Gary Saucier, and Ralph Warner, Jr.

**Also Present:** Fred Cox, BOE; Tom DiMauro, Newfield Construction; Curt Krushinsky, Fletcher Thompson; Mike Sorano and Bethany Mauri, Friar Associates.

**Absent/excused:** none

**Call to Order:** Chairman Jones called the meeting to order at 7:04 pm

**Minutes:** After review motion made (Derynoski—Moise) to approve the minutes from the meeting held January 2, 2008 as presented; motion carried unanimously.

**South End School**

**Friar Associates/Architect's Report:**

Geo-tech study is complete and has been distributed to the Committee and all who need it. The fundamental question was answered -- standard spread footings can be used. Regarding the lower area, some extra work is required under the footings, but it can be done without driving piles. Friar's structural engineer has reviewed the findings and is of the same opinion. Mr. Bovino asked questions regarding the report specifics. It was noted the results are not yet reflected in the cost estimate and Mr. DiMauro state the site number is really iffy right now. He will concentrate on that for the next estimate. The question of voting on the location without knowing the cost was discussed. If 6' of fill material becomes cost prohibitive, options need to be considered. Re-using fill from the site was discussed; it would have to pass compaction tests. The cost of reusing fill was discussed. Mr. Bovino asked material being removed be looked at and considered as fill. Friar agreed. Mr. DiMauro explained the contractor who takes the risk is the one who would get the job and this report will be in the specs as a reference. The contractor will own the drawings. The special inspector will have all the information and make sure the contractor is conforming to the specs. Mr. Bovino asked if 3/4" cracks are acceptable. Friar responded that the structural engineer will design based on this finding and will make sure it is designed to be within his criteria.

Friar introduced the idea of moving the building 20' over to preserve the baseball field and to get the greatest advantage out of the slope. Discussion followed. The problem is to hold the 30' distance between the two buildings. The driveway plans just shift. According to Friar, this is only a tweak and not a major change. The Committee was polled and the consensus is to have Friar move the building as far as possible, staying in compliance for distance, and without impacting the fields.

Mr. Sorano updated the Committee on his work with Mr. Cox regarding the issues in the main center of the building. Going back one more time with changes is needed. Friar is continually developing the two main wings and gymnasium while working out final layouts of center of building. Mr. Sorano wants to be sure the layout of program is accurate before going too far into detail. Mr. Jones requested a meeting with Friar, Mr. DiMauro, and Atty. Sciota this week or early next week. Mr. DiMauro noted the schedule shows approval of the SD drawings tonight. He is not sure the Committee is comfortable approving at this stage. Discussion followed.

The squaring up of circles was discussed. Mr. Sorano explained the curved walls are not driving up cost; it was the curved roof (which has been squared). Discussion took place. The consensus of the Committee is to leave the curved walls if the cost comes in right; if the cost is too high the walls get squared. Mr. Bovino questioned if it will be too late to change the walls. A new roof design is being considered and Mr. DiMauro is not sure of the roof savings. Mr. Sorano added, until the floor plan is put together, all work on the roof has stopped. Approving the schematic design was discussed; it was noted until Friar can start detailing in the DD phase, Newfield cannot get closer to another estimate. Mr. Cox stated he and the principal are working on the configuration of rooms, the internal workings – not the outside shell and shouldn't be holding things up. Mr. Jones told Mr. Sorano the Committee needs a full package next meeting.

Mr. Sorano noted it is the guts of the building (mechanical systems) that cost a lot more and he needs some input on how to proceed on those. The CCSU energy consultant is not responding. Mr. Saucier feels going green needed to be started 6 months ago. To keep the ball rolling we have to let it go and proceed as we did with VoAg. Mr. Belanger noted solar can be done at any point so we should plan for it. Mr. Cox reiterated what Mr. Belanger noted – that both architects should keep in mind to have roof and electrical designs that allow the Town to take advantage of future opportunities for solar at a near future date. Discussion followed. Mr. Sorano added the design of South End is set up ideally for solar; the roof design could not be any better for solar.

After much discussion regarding gas, the direction from the Committee to Friar is to continue on the gas path; a change would only require an oil tank, monitoring station, pumping station, and a different burner (at the same cost) – none of the rest changes. In the meantime, Mr. Saucier will call the gas company tomorrow and try to facilitate a decision. The committee was clear – no dual fuel.

Mr. Saucier will hold firm that at DD the Committee is to have full, verified sets of blueprints. We did not have that with VoAg and don't want to do that again. The committee wants them a week or two prior to the meetings. Motion made (Saucier—Derynoski) to accept Friar's schematic design and move on to DD with the stipulations discussed earlier:

- material being removed be looked at and considered as fill

- move the building as far as possible, staying in compliance for distance, and without impacting the fields
- leave the curved walls if the cost comes in right; if the cost is too high the walls get squared
- planning ahead for solar.

Motion carried unanimously.

**Construction Manager’s Report:**

Mr. DiMauro distributed the pre-construction milestone dates and reviewed them with the Committee. We are still on schedule for the DD on 3/26/08 and there are no major changes. The prep meeting was held and we should consider multiple stages regarding the play area. Friar will get a letter to Mr. Cox so he can secure a phasing letter request from the superintendent’s office as required. The phases are 1) building & demolition, 2) furniture, 3) play-scape. Discussion followed including the plan to remove, discard, and replace the play-scape.

Mr. Bovino noted the wetlands meeting has changed to the 1<sup>st</sup> Thursday of the month, March 6<sup>th</sup>.

**Change Proposals: none**

**Reports of Sub-Committees:**

Site & Architectural: none  
 MEP & Special Systems: none  
 Finishes & FF&E: none

**Report of BOE Representative: none**

**Public Comment or Communications: none**

**Invoices:**

Friar Associates: Discussion took place. Motion made (Saucier—Moise) to approve Friar Associates invoice #4 in the amount of \$43,669.80 for 100% completion of the schematic design and consultants (noting the 12/5 cost from Purcell is for 100% completion at \$7,308.00). Motion passed 6-1 (Y: Jones, Bovino, Saucier, Belanger, Derynoski, Warner; N: Moise.)

Recording Secretary: Motion (Bovino—Warner) to pay Aimee Cotton Bogush, invoice SE010208 in the amount of \$67.29 for the 1/2/08 meeting; motion carried unanimously.

**Other Business: none**

**Executive Session: none**

## **Plantsville Elementary School**

### **Fletcher-Thompson/Architect's Report:**

Mr. Krushinsky began his report with a discussion on the basement. Mr. DiMauro explained Chuck Grabowski will be the estimator for this project and he distributed cost proposals for basement option A and basement option B. Mr. Krushinsky explained the details of making the basement options possible. The estimation was discussed. Discussion of other options and implications of staircase took place. Additional cost is figured with an elevation at 106/108 with grade level exit on end.

Overall square footage also considered. Mr. Krushinsky reviewed the CT DOE reimbursable rates, inside measurements. The proposed basement area is up to an additional 8,000 SF. After further discussion, the consensus of the Committee is to have F/T continue without a basement design.

Mr. Blades' site plan was distributed for review and discussion. He has applied the town guidelines for landscaping and adjustments from last meeting. The Fire Marshal has suggested he wants fire access all the way around to the back of the new addition. Discussed options. The Kindergarten play space is outside the Kindergarten classrooms and can extend into the fire lane. Handicapped parking discussed. Parking space count is 30 in the front, 29 in staff area to left, and 37 in overflow. Snow plowing discussed. Location of dumpster discussed – F/T will try to move it along the W. Main St. exit. Mr. Krushinsky reviewed the traffic flow pattern and discussion followed. Mr. Cox is pleased with the changes noting the Bright Beginnings children in particular will now have a sidewalk.

The floor plan was then discussed. F/T worked with the principal and Mr. Cox to make adjustments. Gym storage was moved into gym office. Other tweaks noted.

The driveway to the paved play area was discussed. F/T moved it closer, but the thought is the width is required for two-lane traffic. Mr. DiMauro urged the width of the driveway to the play space as well as to W. Main St be minimized. F/T will need to check with the Fire Marshal. Consensus of the Committee is the plan looks really good. Entry elevation to the gymnasium will be addressed. Motion made (Derynoski—Warner) to give F/T the go ahead on the site plan as presented; motion carried unanimously.

Mr. Krushinsky presented the floor plan. Toilet partitions across from the media center will be taken out and doors will be put on the toilet rooms across from the gymnasium. The plumbing and electrical submittals are being reviewed by Mr. Cox's people. His team will review comments with F/T and Friar to keep them identical. The step up to platform will need to be addressed. The elevator(s) were discussed. It was noted the regarding the state, accessibility & equality for handicapped persons would be scrutinized. The down set of stairs by front door discussed; Mr. Cox and the Committee agree, due to building security and the fact it won't fit; the stair needs to be dropped in place of the elevator.

Mr. Krushinsky then explained “like new” guidelines. Calculation needs to be done to show it costs less to renovate than to build a new school. Mr. Krushinsky will work closely with Mr. DiMauro on this. Mr. Derynoski noted three previous school projects were done as “like new” renovations. Mr. Krushinsky briefly explained the ineligible costs worksheet. He will work with Mr. DiMauro on this as well. The PCT meeting requires these.

Regarding the LEED issue; Mr. Krushinsky reported the state confirmed we are not required to follow the LEED program, but we will aim for energy efficiency and accommodations for future solar applications. This information was shared with Friar as well.

Regarding the Phase I demo/abatement schedule with PCT – Mr. Krushinsky reported the state review period is past 30-days. We have the option to go local or hire an independent co-consultant. The first phase is minimal it was discussed that local officials might review. Mr. DiMauro recommends keeping options open and see what they say at the PCT. Mr. Jones recommends lining up the local officials (building inspector, health inspector, 504 officer, and the fire marshal) now to have as a contingency. Discussion followed and the consensus is to contact the local officials. Mr. Jones will make arrangements through Atty. Sciota.

This project has four phases: abatement/demolition, construction, play-scape, and FF&E. Mr. Krushinsky will get a letter to Mr. Cox. According to the state, the existing play-scape can stay, but we have to review it with them. For each grouping of exercise/play experience we have to have one that is accessible. We can renovate what we have to provide the play experience. It would be more expensive to replace the entire play-scape.

**Construction Manager’s Report:**

Mr. DiMauro distributed the schedule and reviewed changes. F/T is ahead of schedule and already submitted a letter to STC and Flood Management (not expecting we’ll need either). These are two key, long lead items to get out of the way. Mr. DiMauro added to the schedule the DPW submittal. Life cycle cost analysis is to be added. The project is on time for design documents.

**Change Proposals:** none

**Reports of Sub-Committees:**

Site & Architectural: none

MEP & Special Systems: none

Finishes & FF&E: none

**Report of BOE Representative:** none

**Public Comment or Communications:**

**Invoices:**

Recording Secretary: Motion (Saucier--Belanger) to pay Aimee Cotton Bogush, invoice P10208 in the amount of \$67.29 for the 1/2/08 meeting; motion carried unanimously.

Fletcher Thompson: After discussion on the invoices submitted action was as follows:

- motion made (Saucier—Bovino) to approve F/T Invoice # 12932 in the amount of \$7700.00 for professional services from Welti Associates; motion carried unanimously.
- motion made (Saucier—Warner) to pay F/T invoice #12768 in the amount of \$13,110 for 20% completion of the schematic design phase work; motion carried unanimously.
- motion made (Saucier—Belanger) to pay F/T invoice #12893 in the amount of \$78,660 for 80% completion of the schematic design phase; motion carried unanimously.

Carmody and Torrance, LLP: After discussion, motion made (Saucier—Warner) to pay Carmody and Torrance invoice #187981 in the amount of \$3,300.00 (50/50 billing for each school) for review of the school architect contracts. Motion passed 6-1 (Y: Jones, Bovino, Saucier, Belanger, Moise, Warner; N: Derynoski.)

**Other Business:**

Mr. Moise would like to receive information from Friar ahead of meetings. Mr. Jones replied it would be addressed in the meeting with Atty. Sciota.

**Executive Session:** none

**Adjournment:** There being no further business, motion was made (Belanger--Derynoski) to adjourn; motion carried unanimously. Meeting was adjourned at 9:51 pm.

Respectfully submitted,

Aimee Cotton Bogush  
Recording Secretary

**Next meeting(s):**

Wednesday, January 30

- 1) Workshop on Plantsville School schematics at 4:00 p.m.
  - 2) Special Regular Meeting at 7p.m. (F/T @ 7 p.m., Friar Associates @ 8 p.m.)
- Both meetings to be held at the Pyne Center